



CONSENSUS BUILDING ASIA 2014
Tokyo, Japan

City planning in Vietnam The road to public participation & consensus building

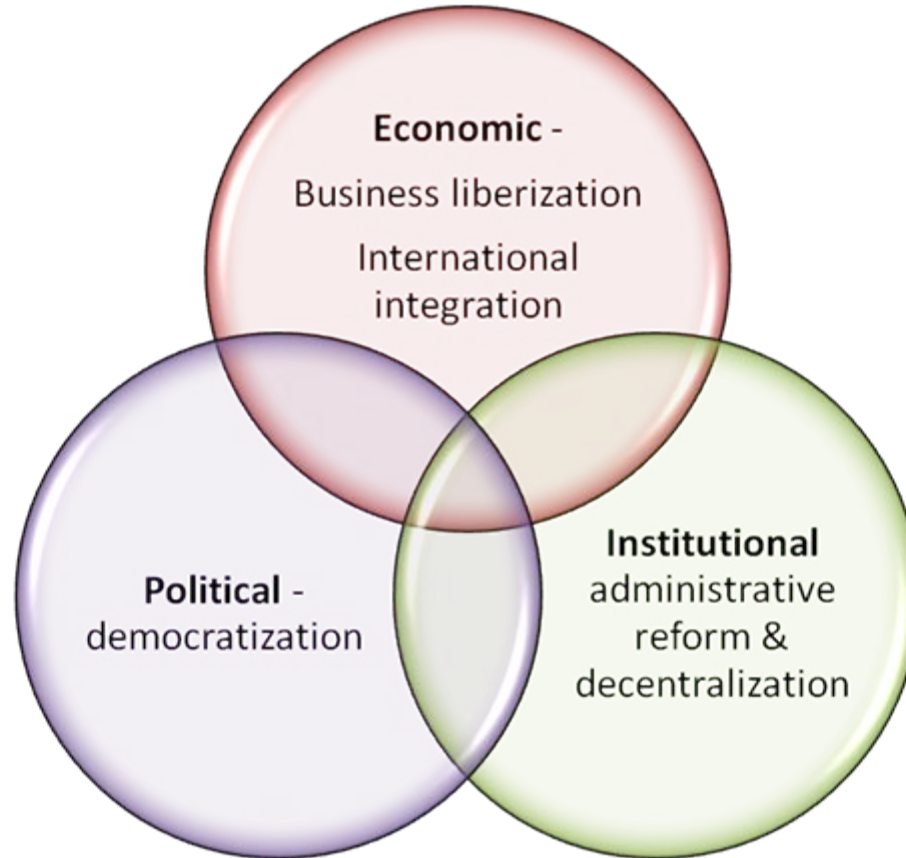
Nguyen Ngoc Hieu

Tokyo, 19 June 2014

1. Development background
2. Form and substance
3. Learning points

DEVELOPMENT BACKGROUND

TRANSITIONAL CONTEXT – FAST GROWTH – TRANSFORMING PLANNING SYSTEM



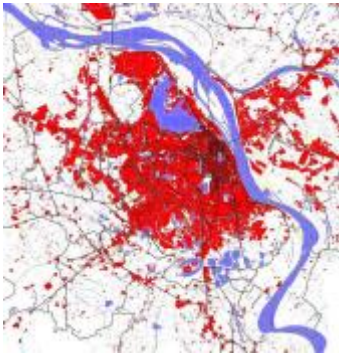
DEVELOPMENT BACKGROUND

Fast growth - Hanoi

Hanoi, 2010



HANOI (1983)



HANOI (2003)

Source: Haidep, 2005

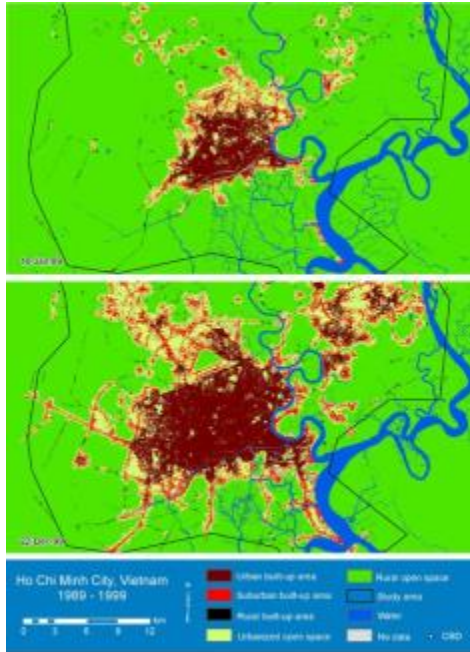


Source: Ashui.com

DEVELOPMENT BACKGROUND

Fast growth – Hochiminh city

Hochiminh city, 2013



Source: atlas of urban expansion



Source: internet

DEVELOPMENT BACKGROUND

The other side

Transport Hanoi, 2014



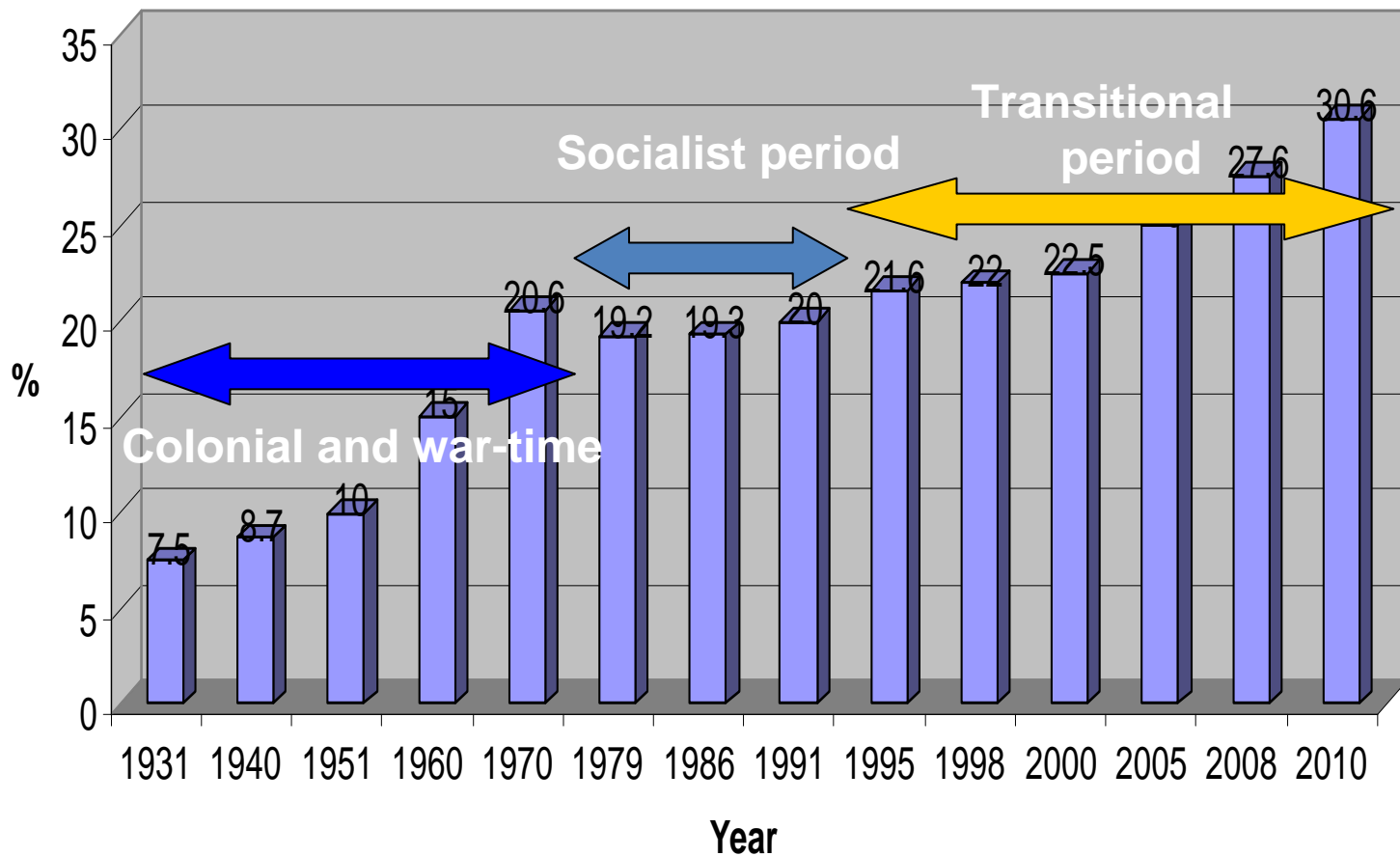
Source: internet

Vacation, Hanoi 2013??

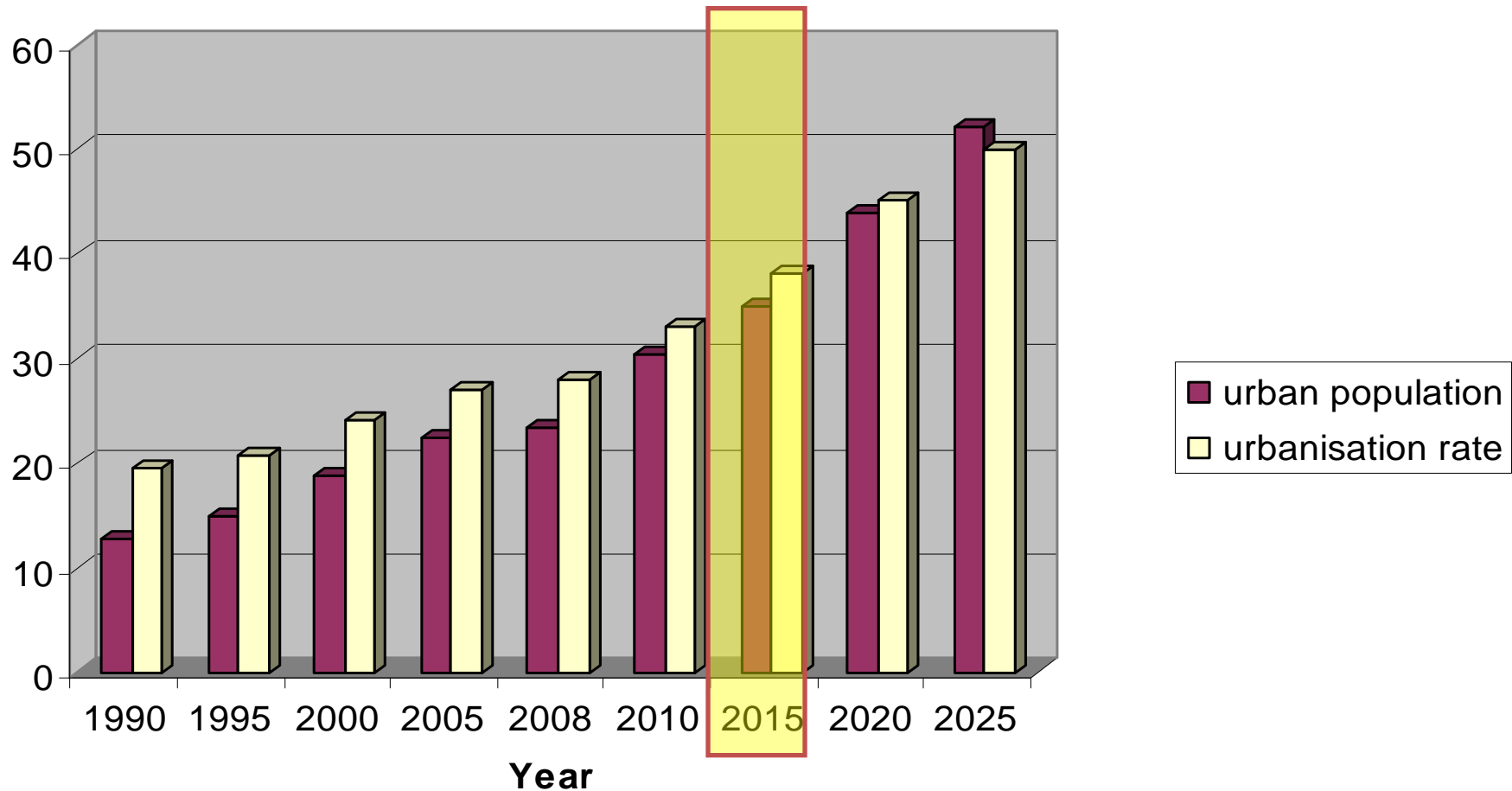


Source: internet

Historical view of urbanisation rate in Vietnam



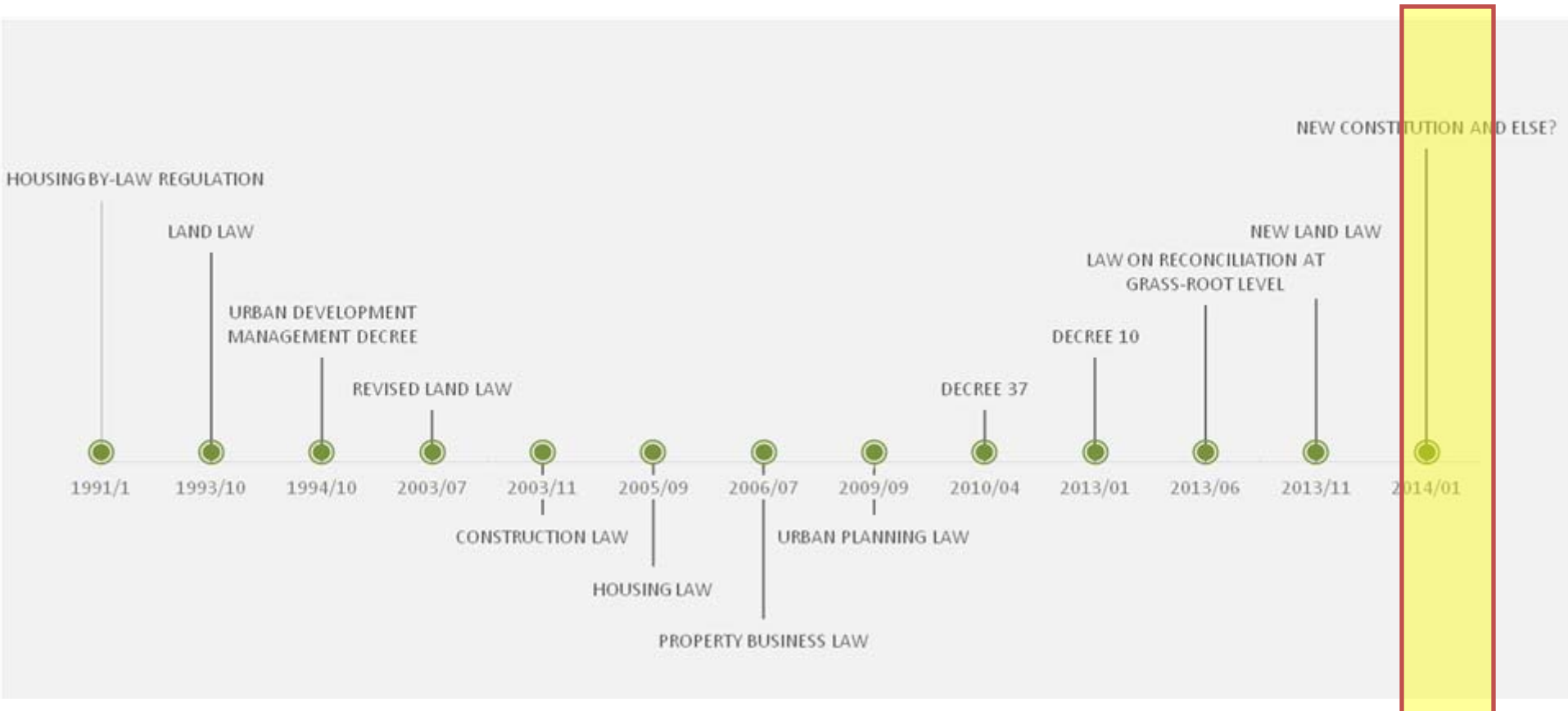
Urbanisation history and forecast 1990-2025



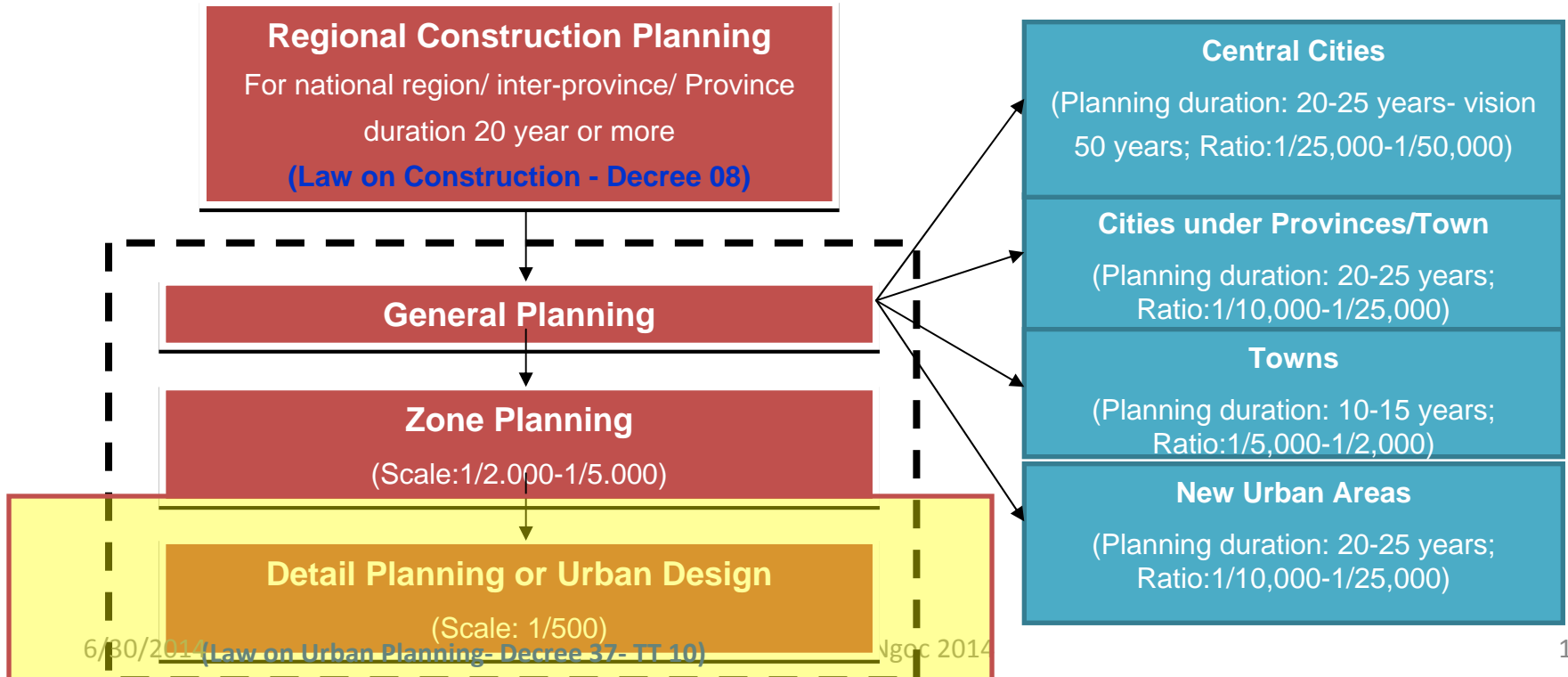
1990 – EARLY TRANSFORMATION	2010 – LATER TRANSFORMATION
Top-down planning	Top-down and bottom-up combined
Implementation of public development plan	Project-based control of development
Public and unprofessional developer (self-help housing)	Private and professional developer
Centralised decision making	More decentralised – Provincial authorities
No community involvement	Some level of community participation

DEVELOPMENT BACKGROUND

Changes in planning regulation milestones



URBAN PLANNING LEVEL IN VIETNAM
(Top – Down System)



FORM AND SUBSTANCE

FORM – SUBSTANCE

FORM AND SUBSTANCE

Public participation milestones

History of
public
participation

- 1700-1900

Local
democratic
by-law

- 1998 - 2001

Urban
planning law
++

- 2009 - 2010

Participatory
planning
introduction

- 1994-1995

Developmen
t projects

- 2003-2008

Community
development
support

- 2010-2013

Who raises
issues? Business
and
Government,
not community

Whose
representative?
Not clear who,
selective from
household
groups.

Who hears the
voice of the
people?
Consultants, not
the one who
approves
directly.

How and what
are necessary to
respond to the
request? Not
clear how to
address
objections.

What are conditions necessary?

Not clear timeframe for complicated plan.

How to monitor the consultation?

Not clear, what is obedience or not.

Resource for consultation?

Not clear if how much is enough.

How to appeals?

No public hearing, only appeal application.

Do local authorities
believe they rely on
community to get
things done?
Not always.

Do community believe
that authorities think
of community's
preference first in
making decision?
Not sure.

Building
consensus is
a must?
Not clear,
yet.

Do local
authorities
do not have
legal tools to
reach
consensus?
Not yet.

Participants
were trained
with
consensus
building
method?
Not yet.

Community
development
project &
rural
planning are
using
consensus
building.

SUBSTANCE

Building consensus – already done!!!

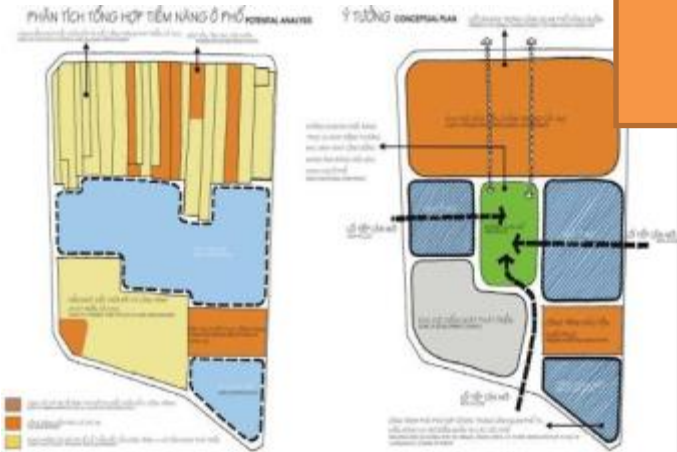


Phu Thung,
1995



Rural
infrastructure
development
planning, from
1998

PARTICIPATORY PLANNING TRIAL PROJECTS



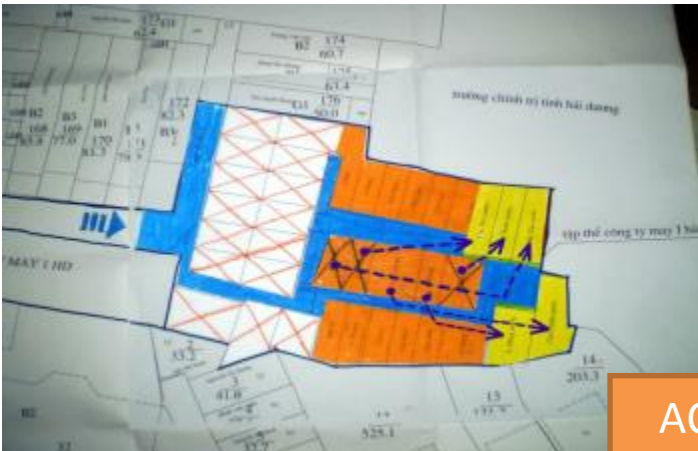
Hanoi, 2005



Tourism
planning
Lang Son,
Hoi An

SUBSTANCE

Building consensus – already done!!!



Hai Duong city



Tan An city

ACVN COMMUNITY
DEVELOPMENT
PROGRAM 2010-2013

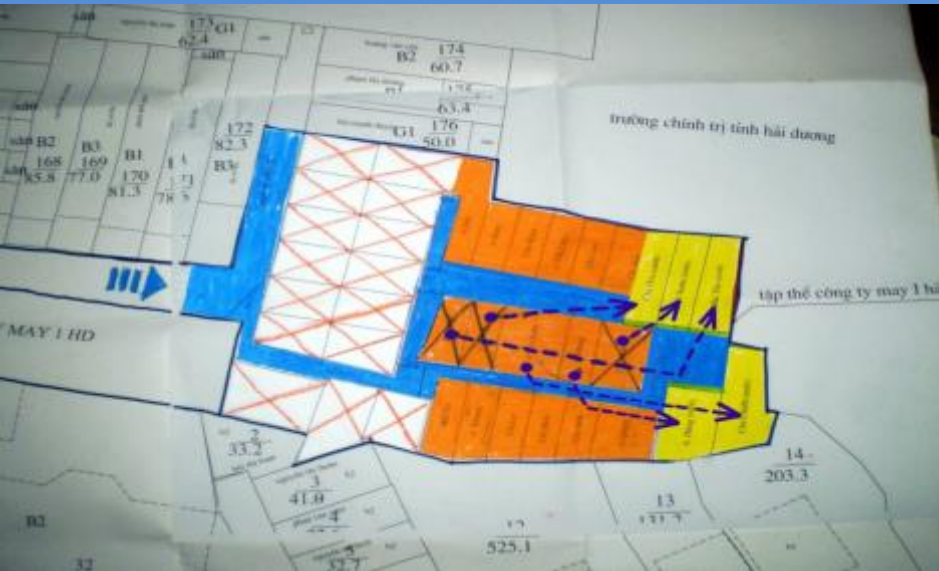


Viet Tri city

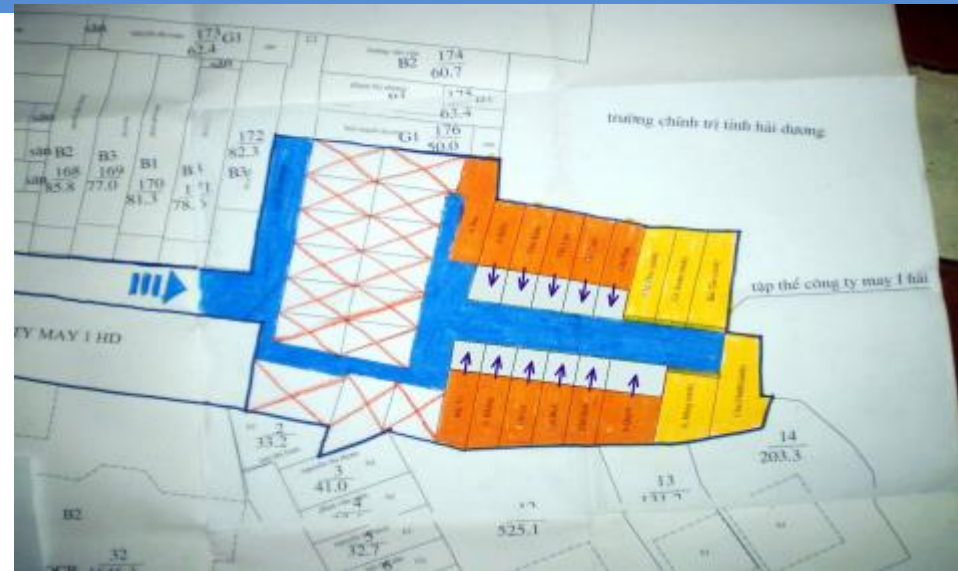


Vinh city

Action Plan



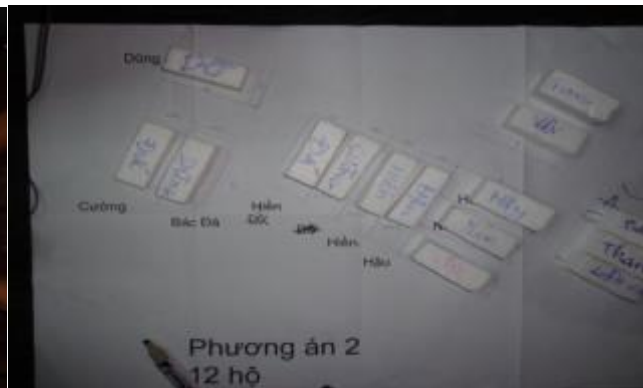
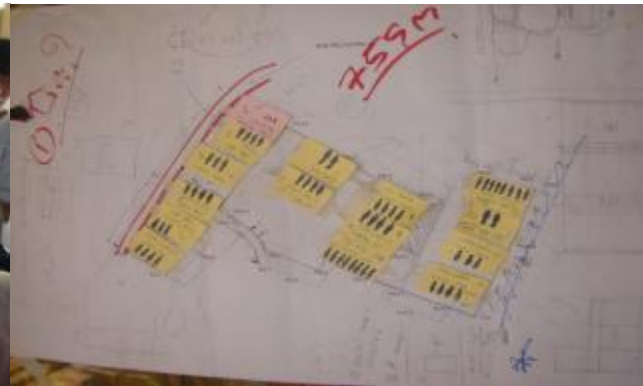
Step 1: Relocate 5 houses in the middle row to the vacant land area at the end of the alley. The households on the two remaining rows do not have to relocate and contribute money to support the five households in the middle row.



Step 2: Build drainage system and the inner alley of 4 m width in the center of the area.
Step 3: 12 houses on two sides of the new alley widened their housing area towards the new alley, increasing their land plot area from 9-12 m² to 28-30 m².



Together plan



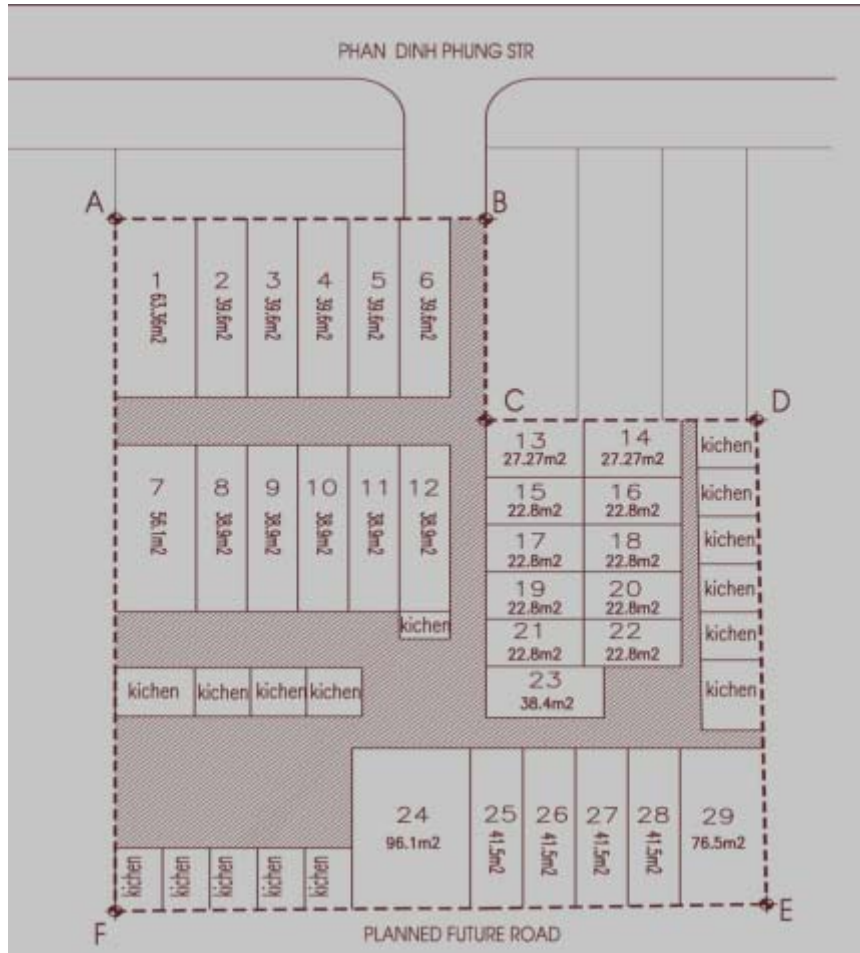




Lessons learnt from Viet Tri

- Right technical support
- **Right good-will for resolution - TRUST**
- Right participation
- **Suspended development can be solved only when the harmony of interests of the parties involved is ensured.**

Background of Huu Nghi Collective Housing Area



29 households with 103 inhabitants. All have low income .

There were 4 rows of houses built during 1974 - 1978.

Each house has an area of approx. 30-40m², total land area is about 1,800m² with the built area of nearly 1,300m².



Before-project housing status

Decent House for the Future Prosperity

Before



After



LEARNING POINTS

DEVELOPMENT CULTURE – PLANNING REVISION – PUSH & PULL

LEARNING POINTS

Existing problems

Distance between
authority and
community, indirect
representative

Top down in the
thought and will
power override
method

Consensus
building/collaborative
planning is not the
first approach and
choice

Traditional culture cultivation

They have
approach to
build
consensus in
seniority
system

6/30/2014

They have
direct and
democratic
decision
making
system

Dr. Hieu Nguyen Ngoc 2014

They set
clear public
and private
issues in the
community

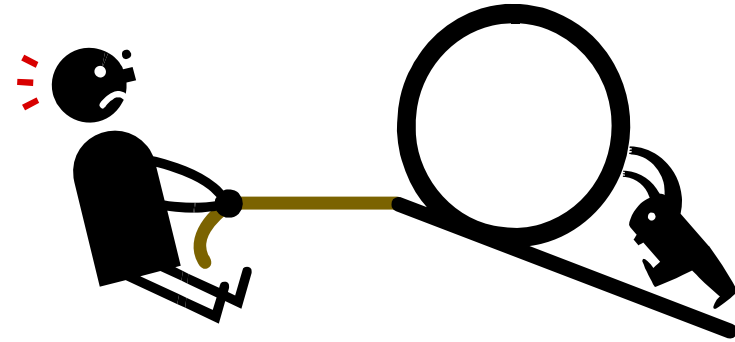
Planning regulation revisions

Monitor public
consultation
and choose
right
representatives

Respond to
consultations
and enable
public hearing
at decision
making level

Using building
consensus
approach

- ❑ Trust building – BUILD REGULATIONS
- ❑ Tradition – CULTIVATE CULTURE
- ❑ Willingness – STIMULATE LOCAL AUTHORITIES
- ❑ Potential – MATERIALISE POSITIVE TREND



Thank you very much for your attention!

19th June, 2014
Tokyo

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